

**DRAFT**  
**NAVAL STATION TREASURE ISLAND**  
**BASE REALIGNMENT AND CLOSURE CLEANUP TEAM**  
**MEETING NOTES**  
**December 10, 2014**

These notes summarize the meeting of the Navy Base Realignment and Closure (BRAC) Cleanup Team (BCT) for the former Naval Station Treasure Island (NAVSTA TI). The meeting was held from 10:00 a.m. to 12:30 p.m. at the Tetra Tech, Inc., office in Oakland, California.

**I. Introductions, Meeting Guidelines, Agenda Review, and Meeting Minutes**

Jessica O'Sullivan (Tetra Tech) began with introductions; participants are listed on the last page of these notes.

**II. Site 12—Phase III Non-Time Critical Removal Action (NTCRA) Update**

**Chris Yantos (Navy) provided the update:**

- No work was performed on the site in the last month; the contract modification will be awarded in the next several weeks. More information on the schedule will be provided in the January BCT meeting.
- Since the October BCT meeting, the gas lines were cut and capped by the San Francisco Public Utilities Commission (SF PUC) in preparation of building demolition. The four remaining buildings (1211, 1213, 1231, and 1233) are scoped for demolition and need asbestos abatement work, which is included in the contract modification. The excavation is tentatively expected to resume in March 2015 after the contract is awarded and the work plans have been approved.
- Building debris loadout for five demolished buildings (1119, 1125, 1207, 1209, and 1319) was completed in October 2014.
- Ongoing activities at Site 12 include 24-hour security and radiological compliance monitoring for posted areas around Westside Drive.

**III. Site 12—Data Gaps Investigation Update**

**Bryce Bartelma (Navy) provided the update**

- The field work for the data gaps investigation occurred over 6 weeks through October 21, 2014. All sample locations were completed and it was determined that step-out samples in the rubbish area were not necessary. The biggest concern before sampling was how the horizontal drilling would affect the residents, but this concern was not realized.
- All of the horizontal drilling locations were completed; however, location KCN-1147-1 was completed using a hand auger because of utilities in the area. All hand auger locations within unoccupied buildings or vacant units were below remedial goals except for two samples at Building 1217. Remedial action will likely be needed near Building 1217. There were no detections above remedial goals from hand auger locations in front and back yards at occupied building, except for one location in an open area near Petroleum Site 20.
- Total petroleum hydrocarbon (TPH) was found above action levels and primarily below the water table at the Gateview Avenue arsenic and petroleum area. The water table is

about 3 to 4 feet below ground surface (bgs). The Navy is considering a combination of options for a likely time-critical removal action (TCRA) for the site. For the area near Building 1313, concentrations are still high at 10 feet bgs, but at Building 1311, but diminished at 10 feet bgs. The plume area is well bounded and appears to not be spreading.

- The findings of the soil trenching in the rubbish area confirmed what was believed to be historically present at the site. Household rubbish was found in an area at 4 feet bgs in two out of eight trenches; step-out samples were not deemed necessary. There was some staining of soil below the water table; however, the trench was radiologically screened and there were no elevated radiological readings. The rubbish was likely deposited before the incinerator was built in 1951/1952. In addition, the rubbish was radiologically scanned and was found to not have any radioactivity.
- Results from the soil gas sampling showed that all sample locations were below the remedial investigation risk-based screening concentrations.
- The Navy stated it is hoping to distribute the draft feasibility study (FS) addendum in early 2015. The FS originally involved about 100 target investigation areas; however, it appears that 13 to 15 of the buildings will no longer need to be included in the remedial action.

#### **IV. Site 21 RACR Response to Comments (RTC)**

##### **Danielle Janda (Navy) provided the update**

- Ms. Janda read the Department of Toxic Substances Control (DTSC) comment number 8 from the Site 21 remedial action completion report (RACR) and the Navy response to the comment. Ms. Janda stated the Navy's 2011 proposed plan for Site 21 described the plan to remediate the area for commercial use only and that groundwater and soil gas monitoring was not considered as part of the remedy in the FS or the proposed plan.
- After the proposed plan was approved and before the record of decision/remedial action plan (ROD/RAP), the soil gas survey and human health risk assessment (HHRA) addendum was completed. At that time, groundwater monitoring was ongoing. In August, September, and December of 2012, the monitoring found concentrations in groundwater at one well that exceeded the remedial goals for cis-1,2-dichloroethene (cis-1,2-DCE) and vinyl chloride (VC). An evaluation of remediation of groundwater at this site for non-residential users was added to the ROD and land use controls (LUC) were approved. According to the ROD/RAP, the future landowner would have the responsibility to remove the LUCs - if they desired.
- The Navy states it is required to continue groundwater and soil gas monitoring only to show that the vapor intrusion risk for non-residential users is stable and the current monitoring data are sufficient to demonstrate that concentrations of chemicals of concern are stable per the final ROD/RAP.
- Ms. Janda discussed DTSC comment number 7 and the history of groundwater monitoring at Site 12. There were about 37 wells in Site 21 and they were monitored 13 times in the 4 years after the treatability study. At 4 years after the treatment, tetrachloroethene (PCE) and trichloroethene (TCE) are well below remediation goals for groundwater and there has been no rebound in those levels.

- The levels of cis-1,2 DCE and VC have been decreasing for the past three groundwater monitoring events.
- Based on the results of the soil gas and groundwater monitoring at Site 21, the Navy believes that there are no increasing trends and the risk is considered stable.
- Remedios (Medi) Sunga (DTSC) said it is policy that groundwater sampling must continue until concentrations are under residential levels; however, the frequency of monitoring is not regulated.
- Keith Forman (Navy) responded that the Navy is not familiar with that policy and that it should have been listed in the applicable or relevant and appropriate requirements (ARAR). Ms. Janda said the Navy has planned one more sampling event and may continue limited monitoring.
- Bill Carson (Terraphase) said the Treasure Island Community Developers (TICD) is aware that to remove the site deed removed for prohibition of residential use, there would need to be an engineering control in place. The city would submit a work plan, and there will be a monitoring requirement in the work plan to show that concentrations are below residential levels. TICD is committed to putting in a vapor barrier.
- Ms. Sunga said the DTSC is concerned about no monitoring for the site, although monitoring during the next 5-year review could be done.
- Ms. Janda said the Navy is retaining the groundwater and soil gas wells; however, the Navy does not want to include continued monitoring in the remedial action completion report. The Navy will be doing basewide monitoring before the next 5-year review.
- Ms. Janda clarified the Navy will be removing the injection point wells (many are damaged) and will also repair damaged monitoring wells.
- Mr. Forman said the Navy will include in the RTCs that there will be a meeting to determine which wells to keep as candidates for sampling to demonstrate the effectiveness of the remedy for the 5-year review.
- **Action Items:**
  - A future meeting will be scheduled between the Navy and BCT to determine which wells to keep and maintain for future monitoring.
  - The Navy will provide a map to Mr. Carson with the locations of open wells at Site 21.

## **V. Site 6 Final Status Survey Update**

### **Louie Cardinale (Navy) provided the update**

- Field activities for Site 6 are ongoing after weather delays. A low-level radiological object (LLRO) was found at the site and there has been additional scanning of Avenue M. The completion date has been pushed to May 8, 2015. There were additional asphalt banks and a need for more soil storage, both of which added to the delay.
- The LLRO was found within the top 2 inches of soil and was 3/4- to 1-inch in diameter. The finding of the LLRO matches the conceptual site model (CSM) identified in the Historical Radiological Assessment – Supplemental Technical Memorandum based on the potential for radiological impacts at the site. This site was undeveloped open space

until the 1970s, and it is possible World War II recycling events may have occurred at the site in the past. The LLRO is possibly a deck marker, and it matches that time frame.

- Mr. Forman said that, based on photo evidence, Site 6 was used as storage and not as a disposal area. The LLRO having been found less than 6 inches from the surface supports the CSM and historical use impacts.
- Remediation will not be necessary for that area other than for the LLRO itself. The other soil samples around the LLRO were analyzed and were determined to be clean. Remediation includes removal of the LLRO, which has already been done. There was a gamma walkover scan, which also did not show any radiation. There are two areas that required hand scans, and those will be completed when the weather improves.

## **VI. Radiological Scanning Update**

### **Ms. Janda provided the Update**

- Dr. Sheetal Singh (California Department of Public Health Environmental Management Branch [CDPH EMB]) and Matthew Wright (CDPH EMB) were unable to attend the BCT meeting; thus, this presentation will be rescheduled. The Navy provided the Regional Water Quality Control Board (Water Board) and SF PUC with a brief synopsis of the presentation.

## **VII. Property Transfer Update**

### **Mr. Clark and Mr. Forman provided the update**

- Mr. Clark provided a map of all of the property being transferred and the associated finding of suitability to transfer (FOST). Mr. Clark discussed the properties that have already been conveyed to government entities and the properties that will be conveyed to the city. The Navy will tender the FOST 4 property to the Treasure Island Development Authority (TIDA) at the end of 2014. The next property transfer will be in early 2016, including Sites 21, 27, 32, and Building 233 area.
- Mr. Clark also notes there is one area not currently scoped for investigation, which is the stormwater line between the pump station and the waterline. The original wood-stave pipe from 1939 is still partly there and was closed in place in the 1970s. The 30-inch pipe was sealed on both ends and areas on either side were removed in the past.

## **VIII. General Discussion of Radiological Issues at TI**

### **Mr. Forman and Mr. Clark provided the update**

- Mr. Clark requested at the October 2014 BCT meeting conceptual ideas for moving forward with radiological remediation at Site 12. The Navy is assembling a “catch all” contract for radiological support for TI, which will include basewide security and investigation of the three objects found during the housing scans. The radiological FS will be issued in 2015 and the Navy will be putting together remediation options.
- Mr. Forman said the Navy had asked the CDPH to consider providing guidance to the Navy on how to achieve “free release” at discrete source radiological sites. The Navy will not start remediation unless there is confidence the completed remediation solution will be approved.

## **IX. Upcoming Documents and Field Activities**

### **Mr. Clark provided the update**

- The Site 6 ROD/RAP will be released shortly. Myriam Zech (Water Board) said that she will be on vacation for a month and may not be able to coordinate the signature on the Site 6 ROD/RAP; however, she will talk with her supervisor about how it can be signed in 2014. Mr. Forman stressed that this document needs to be signed in 2014, as it is a milestone for the Navy and DTSC, and it will affect the Site 6 pre-remedial design data gaps sampling and analysis plan.
- Mr. Clark said the number of documents associated with the Site 12 NTCRA is getting smaller; the Phase III non-time critical removal action (NTCRA) work plan will hopefully be the last work plan for the site. Mr. Clark emphasized the FS addendum for non-solid waste disposal areas (SWDA) in Site 12 is just an addendum and not a full FS. The SWDA Bigelow Court final status survey (FSS) report is wrapping up; the Navy is awaiting CDPH input.
- Ms. Sunga asked to see the revised RTCs for Site 21 based on the discussion from this meeting.
- Ms. Zech stated the Water Board accepts the RTCs for the 2014 Site Management Plan (SMP) and will sign before her vacation leave starting December 19, 2014.
- Mr. Clark reported that the first basewide 5-year review has been distributed and the next one will be in 2019. FOST 4 is complete and the Navy is preparing a finding of suitability to lease (FOSL) that will replace the old FOSL; this new document will cover only the housing area. The draft FOSL will likely be released in early 2015. Mr. Forman emphasized this document is important from a community relations standpoint. This document needs to be “bulletproof” with agency approval as it will be highly scrutinized.

## **X. Open Forum for City/Developer/BCT**

- Ms. Zech will be on leave from December 16, 2014, to January 16, 2014, and will provide a point of contact for when she is gone.

## **XI. Community Relations Update**

- Tommie Jean Valmassy said the first progress report has been distributed to the mailing list.

## **XII. Action Item Review/Other Meetings**

### ***New Action Items:***

- Future meeting between the Navy and BCT to decide which wells to keep and maintain for future monitoring.
- The Navy will provide a map to Mr. Carson with the locations of open wells at Site 21.

***Other Discussion:***

- Ms. Nadia Hollan Burke (U.S. Environmental Protection Agency [EPA]) asked about a memorandum regarding firefighting contaminants and if it had any impact on TI. Mr. Bartelma responded the firefighting material in question in the memorandum was not used as part of the firefighter training facility on TI. It was stored but never used. No sampling of the storage facility is planned.

***Future Agenda Items:*** None requested.

***Next meetings:***

- January 21, 2015, Navy BRAC Office, San Diego, California
- February 18, 2015, Tetra Tech Inc., Oakland, California
- March 18, 2015, Tetra Tech Inc., Oakland, California

**Meeting participants:**

Bryce Bartelma, Navy	Patrick Hamner, Trevet
Cynthia Breene, Tetra Tech Inc.	Kent Huth, TriEco*
Nadia Hollan Burke, EPA*	Danielle Janda, Navy
Louie Cardinale, Navy*	Cheryl Martin, TriEco*
Bill Carson, Terraphase Engineering (consultant to TICD)	Shanti Montgomery, Tetra Tech EC*
Dave Clark, Navy	Gary MuneKawa, Navy Resident Officer in Charge of Construction (ROICC)*
Zach Edwards, Navy Radiological Affairs Support Office (RASO)*	Jessica O'Sullivan, Tetra Tech
Keith Forman, Navy	Marcie Rash, Tetra Tech*
Chris Glenn, Langan Treadwell Rollo (consultant to TIDA)	Ray Schul, CB&I
Eric Goldman, SF Public Utilities Commission (SF PUC)*	Medi Sunga, DTSC
John Hackett, Chicago Bridge and Iron (CB&I)*	Tommie Jean Valmassy, Tetra Tech
	Chris Yantos, Navy*
	Myriam Zech, Water Board

\* Indicates attendee participated via telephone